

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 Straw Flower Circuit, Greenvale Vic 3059

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$775,000

Median sale price

Median price

\$921,000

Property Type

House

Suburb

Greenvale

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	86 Venezia Prm GREENVALE 3059	\$820,000	19/03/2022
2	8 Steinbeck St GREENVALE 3059	\$775,500	19/03/2022
3	16 Verona St GREENVALE 3059	\$770,000	19/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/04/2022 14:14



 4  2  2

Rooms: 6
Property Type: House (Res)
Land Size: 462 sqm approx
 Agent Comments

Indicative Selling Price
 \$775,000

Median House Price
 December quarter 2021: \$921,000

Comparable Properties

86 Venezia Prm GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$820,000
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 446 sqm approx



8 Steinbeck St GREENVALE 3059 (REI)

Agent Comments

 4  2  1

Price: \$775,500
Method: Auction Sale
Date: 19/03/2022
Property Type: House (Res)
Land Size: 310 sqm approx



16 Verona St GREENVALE 3059 (REI)

Agent Comments

 4  2  2

Price: \$770,000
Method: Sold Before Auction
Date: 19/03/2022
Rooms: 6
Property Type: House (Res)
Land Size: 450 sqm approx

Account - Barry Plant | P: 9330 1088